Attachment "2"

480 N. Spruce St. Property Rent
Updated 9/19/23
Building SF 48167
Escalations 4%

	Per SF	fixed rent	Number of months	Total rent	Deductions
Year 1	$ 1.05	$ 50,575.35	12	$ 606,904.20	$ (10,000.00)
Year 2		$ 52,598.36	12	$ 631,180.37	
Year 3		$ 54,702.30	12	$ 656,427.58	
Year 4		$ 56,890.39	12	$ 682,684.69	
Year 5		$ 59,166.01	11	$ 650,826.07	
			total number of months		
			59	$ 3,218,022.90	

Notes
Lessor to deduct $10,000 from first month's rent to repair broken bathroom toilets/drains.